

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
7th FLOOR LAND USE CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JUNE 18, 2013
7:00 PM

Supplemental Capital Appropriation:

1. **Capital Project Closeout Recommendation** for a partial close-out of capital project CPB092, Roof Replacements, \$510,000, to segregate funds into a separate account designated for Scofield Magnet Middle School in order to comply with the terms of a State School Construction Grant.

Zoning Board Referrals:

2. **Application 213-18 – CITY OF STAMFORD ZONING BOARD – EPB, Text Change**, to Amend Article III, Section 7.1 Flood Prone Area Regulations of the City of Stamford Zoning Regulations, to reflect modifications to the requirements of the “Flood Insurance Study” as prepared by the Federal Emergency Management Agency.

Zoning Board of Appeals Referrals:

3. **ZBA Appl. 036-13 – 49 Leeds Street**, requesting a variance to construct a sun room over existing deck and extend existing deck on north side, requiring building coverage of 38.4% in lieu of 30% allowed (35.7% existing coverage), side yard of 5.6’ in lieu of 6.0’ required, and total side yard of 11.9’ in lieu of 12.0’ required in the R-5 Zone.
4. **ZBA Appl. 043-13 – 680 East Main St.**, requesting a variance to allow an architectural cornice to encroach into the setback, requiring 0.0’ in lieu of the 8.5’ allowed, and a variance of Article IV, Section 12-C to allow parking spaces on the property line in lieu of the 10.0’ setback required in the C-G Zone.
5. **ZBA Appl. 046-13 – 64 Ocean Drive East**, requesting a variance of Article III, Section 6-A to allow installation of an accessory structure (stand-by generator) in the front yard in the R-10 Zone.
6. **ZBA Appl. 047-13 – 29 South Lake Drive**, requesting a variance to construct an addition requiring 44.0’ in lieu of 60.0’ street line setback and 69.0’ in lieu of the 85.0’ street center line setback required in the RA-2 Zone.

Planning Board Meeting Minutes:

7. Meeting of 6/4/13

Old Business

8. **ZBA Appl. 040-13 – 821 Stillwater Road**, requesting a Special Exception as required in Appendix A, Table 1, Permitted Use 24.1 of the Zoning Regulations to establish a Group Day Care Home for a maximum of 10 children 3-4 years old in an R-20 zone.

This item was tabled at the June 4th meeting, because the Planning Board members wanted to know whether or not the group day care home would be owner-occupied before voting on it.

New Business